

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

February 11, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, February 11, 2004. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, members Fred Reiter and Paul Vernon. Also in attendance was Kevin Mattson, EIT, for James C. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:35 PM.

APPROVAL OF MINUTES OF January 14, 2004

Upon motion and second (Reiter, Vernon), the minutes of the January 14, 2004 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

There was no public comment offered.

STONE BROOK I and II SUBDIVISION APPLICATION – Second Public Review

Applicant Paul McLaughlin briefly reviewed initial plans for the two subdivision proposals, with the original proposal for Stone Brook II having been to extend Atwater Road and put in a cul-de-sac. Subsequent discussion with several neighbors had ensued and there was also the issue of driveways for more than four (4) houses coming off a common driveway. Mr. McLaughlin presented a color sketch plan with a new proposal. An agreement had been reached with the Magness family which would allow a road to be run on that property and extend down past Fred Reiter's house. Mr. Reiter suggested a change in the position of the extension road off the cul-de-sac and Mr. McLaughlin agreed to do so. Mr. McLaughlin said that he was considering an eighteen foot wide roadway to keep it similar to the present roadway.

Mr. McLaughlin suggested that if Planning Commission members agreed to the changes proposed, he would have the plans revised and submit same to the Township for review at next month's Planning Commission meeting. Mr. Reiter asked if Mr. McLaughlin plans to ask the Township to take dedication of the road and Mr. McLaughlin replied that he did.

Mr. Todd questioned what effect the revision would have on the large trees on the Magness property that had been in question at a previous meeting. Mr. McLaughlin replied that the revision moved the roadway away from those trees. Mr. McLaughlin suggested that the road level should remain close to what it is at the present time.

Mr. Taylor asked if the changes presented increased Mr. Reiter's comfort level with the project. Mr. Reiter stated that they did.

Planning
Commission Minutes
February 11,

2004

Page

Two

Mr. and Mrs. Larry Bray were in attendance and stated that they were in favor of the proposal.

Kevin Matson asked the applicant if the deed research has been completed. Mr. McLaughlin replied that the reason he approached the Magnesses was so that the roadway will be on that property, thus no need to research easements or ownership of other areas. Mr. Reiter asked if anything would affect the gentleman who had been present at a prior meeting objecting to the project. Mr. McLaughlin stated that the roadway proposed would not come near that gentleman's property.

Mr. Matson asked if the driveway had been changed for Stone Brook I. Mr. McLaughlin replied that it had. Mr. Mattson further asked if the applicant's engineer has had any trouble addressing those issues presented in Kelly Engineer's review letters dated August 27, 2003. Mr. McLaughlin stated that the work was ongoing.

Mr. Taylor asked if the radius of the proposed cul-de-sac will be appropriate for fire engines, etc. Mr. McLaughlin said that it had been checked.

After further questioning by Mr. Taylor, Planning Commission members agreed that the applicant may proceed with revisions of the plans per the evening's discussion.

OTHER COMMISSION MATTERS

Planning Commission members discussed whether or not they had current copies of the Baltimore Pike Feasibility Study as prepared by Spotts, Stevens and McCoy. Mr. Taylor will check with Angelika Forndran, PE, and report back.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary